



PLANNING COMMISSION PLANNING COMMISSION MEETING CITY OF BAY CITY

Thursday, October 23, 2025 at 4:30 PM
COUNCIL CHAMBERS | 1901 5th Street

COUNCIL MEMBERS

Chairman: Jessica Russell

Vice-Chair: Joshua Fortenberry

Commissioners: Erik Frankson, Marion Garcia, Bruce Krauksopf, Zeinab Ghais, Marion Garcia, Carolyn Barclay

Vision Statement

We envision Bay City as a thriving, family-centered community where our citizens can live, work, worship, and play, while welcoming visitors to experience our beautiful environment and diverse culture.

AGENDA

CALL TO ORDER

APPROVAL OF AGENDA

PUBLIC COMMENTS

PUBLIC HEARINGS

1. Property ~ THE PURPOSE OF THIS PUBLIC HEARING IS TO DETERMINE IF THE BUILDING(S) OR STRUCTURE(S) SITUATED ON THE PROPERTY REFERENCED BELOW COMPLIES WITH THE STANDARDS SET FORTH IN THE CITY OF BAY CITY MUNICIPAL CODE OF ORDINANCES, CHAPTER 22, ARTICLE IX – SUBSTANDARD BUILDINGS.

Property Address: 2412 NORVELL, BAY CITY, TX 77414

Legal

PID 41023; NICHOLS & NORVELL BLK H (LESS W 100') BLK 22

Description:

Property Owner: RAYMOND PENA JR

Owner's Address: 2412 NORVELL, BAY CITY, TX 77414

Address:

Condition: Unoccupied Building or structure that has more than 50% degradation of exterior wall and roof, inadequate to prevent unauthorized entry or use. Building has partially collapsed; unfit for human habitation and constitutes a public nuisance.

Property Address: 1400 AVE M, BAY CITY, TX 77414

Legal

PID 25789: BCOTS BLK 182 LOT 7

Description:

Property Owner: MEMON SHAKOOR C/O: JUNEK CONSULTING

- Owner's Address:** 4102 HIGH MEADOWS CT., SUGARLAND, TX 77479
- Condition:** Unoccupied building or structure, or any portion thereof, is manifestly unsanitary and unfit for human habitation, hazard to public health, safety and welfare for the purpose for which it would be used, inadequate to prevent unauthorized entry, place for vagrants, constitutes a public nuisance.
-
- Property Address:** 1306 AVE A, BAY CITY, TX 77414
- Legal Description:** PID 40594; MOORES 1ST BLK 19 LOT 10
- Property Owner:** LEWIS DIAZ JR
- Owner's Address:** 700 12TH ST, RM 216, BAY CITY, TX 77414
- Condition:** Unoccupied Building or structure that has more than 50% degradation of exterior walls, inadequate to prevent unauthorized entry or use. Unfit for human habitation and constitutes a public nuisance.
-
- Property Address:** 2219 KATY, BAY CITY, TX 77414
- Legal Description:** PID 41050; NICHOLS & NORVELL BLK 12 LOT 12
- Property Owner:** ALTON W. RICHARDSON
- Owner's Address:** 3317 5TH ST, BAY CITY, TX 77414
- Condition:** Unoccupied Building or structure that has more than 50% fire damage and degradation; manifestly unsanitary and unfit for human habitation, hazard to the public health, safety and welfare for the public; means to secure the building are inadequate to prevent unauthorized entry or use. Across the street from elementary school and constitutes a public nuisance.
-
- Property Address:** 2908 9TH ST., BAY CITY, TX 77414
- Legal Description:** PID 37855; FRY SD EXT, BLOCK 5, LOT 10 & W 10' LOT 9
- Property Owner:** RODRIGUEZ, FELIX & MARIA
- Owner's Address:** 3121 DUNBAR ST., BYA CITY, TX 77414
- Condition:** Occupied Building or structure that has >30% degradation of exterior walls, inadequate to prevent against the elements. Interior and exterior require significant remediation (>30%). Unfit for habitation constitutes a public nuisance. Improper construction outside of scope of permit, and unpermitted work performed not to code.

APPROVAL OF MINUTES

2. Minutes of the August 28, 2025 Planning Commission Meeting.
3. Minutes of the September 18, 2025 Planning Commission Meeting.

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL

4. **Discuss, consider, and/or take action to declare the building on the property located at 1400 Ave M, Bay City, TX 77414, and further described below, as a substandard building and whether to issue an order that the building be vacated, secured, repaired, removed, or demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances.**

Property Address: 1400 AVE M, BAY CITY, TX 77414

Legal Description: PID 25789; BCOTS BLK 182 LOT 7

Property Owner: MEMON SHAKOOR C/O: JUNEK CONSULTING

Owner's Address: 4102 HIGH MEADOWS CT., SUGARLAND, TX 77479

Condition: Unoccupied building or structure, or any portion thereof, is manifestly unsanitary and unfit for human habitation, hazard to public health, safety and welfare for the purpose for which it would be used, inadequate to prevent unauthorized entry, place for vagrants, constitutes a public nuisance.

5. **Discuss, consider, and/or take action to declare the building on the property located at 1306 Ave A, Bay City, TX 77414, and further described below, as a substandard building and whether to issue an order that the building be vacated, secured, repaired, removed, or demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances.**

Property Address: 1306 AVE A, BAY CITY, TX 77414

Legal Description: PID 40594; MOORES 1ST BLK 19 LOT 10

Property Owner: LEWIS DIAZ JR

Owner's Address: 700 12TH ST, RM 216, BAY CITY, TX 77414

Condition: Unoccupied Building or structure that has more than 50% degradation of exterior walls, inadequate to prevent unauthorized entry or use. Unfit for human habitation and constitutes a public nuisance.

6. **Discuss, consider, and/or take action to declare the building on the property located at 2919 Nancy, Bay City, TX 77414, and further described below, as a substandard building and whether to issue an order that the building be vacated, secured, repaired, removed, or demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances.**

Property Address: 2908 9TH ST., BAY CITY, TX 77414

Legal Description: PID 37855; FRY SD EXT, BLOCK 5, LOT 10 & W 10' LOT 9

Property Owner: RODRIGUEZ, FELIX & MARIA

Owner's Address: 3121 DUNBAR ST., BYA CITY, TX 77414

Condition: Occupied Building or structure that has >30% degradation of exterior walls, inadequate to prevent against the elements. Interior and exterior require significant remediation (>30%). Unfit for habitation constitutes a public nuisance. Improper construction outside of scope of permit, and

unpermitted work performed not to code.

7. **Discuss, consider, and/or take action to declare the building on the property located at 2412 Norvel, Bay City, TX 77414, and further described below, as a substandard building and whether to issue an order that the building be vacated, secured, repaired, removed, or demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances.**

Property Address: 2412 NORVELL, BAY CITY, TX 77414

Legal Description: PID 41023; NICHOLS & NORVELL BLK H (LESS W 100') BLK 22

Property Owner: RAYMOND PENA JR

Owner's Address: 2412 NORVELL, BAY CITY, TX 77414

Condition: Unoccupied Building or structure that has more than 50% degradation of exterior wall and roof, inadequate to prevent unauthorized entry or use. Building has partially collapsed; unfit for human habitation and constitutes a public nuisance.

8. **Discuss, consider, and/or take action to declare the building on the property located at 2219 Katy, Bay City, TX 77414, and further described below, as a substandard building and whether to issue an order that the building be vacated, secured, repaired, removed, or demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances.**

Property Address: 2219 KATY, BAY CITY, TX 77414

Legal Description: PID 41050; NICHOLS & NORVELL BLK 12 LOT 12

Property Owner: ALTON W. RICHARDSON

Owner's Address: 3317 5TH ST, BAY CITY, TX 77414

Condition: Unoccupied Building or structure that has more than 50% fire damage and degradation; manifestly unsanitary and unfit for human habitation, hazard to the public health, safety and welfare for the public; means to secure the building are inadequate to prevent unauthorized entry or use. Across the street from elementary school and constitutes a public nuisance.

9. **Discussion and update on properties previously declared as substandard.**

ITEMS/COMMENTS FROM BOARD MEMBERS

ADJOURNMENT

AGENDA NOTICES:

Attendance By Other Elected or Appointed Officials: It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or

committee subject to the Texas Open Meetings Act.

CERTIFICATION OF POSTING

This is to certify that the above notice of a Regular Called Planning Commission Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on **Friday, October 17, 2025 before 4:30 p.m.** Any questions concerning the above items, please contact the Mayor and City Manager's office at (979) 245-2137.



LEGAL NOTICE OF PUBLIC HEARING FOR SUBSTANDARD BUILDING

Notice is hereby given, pursuant to Section 22-446, Bay City, Texas, Code of Ordinances, that the Building Official designated for the City of Bay City has determined that the building or structure situated on the following properties do not comply with the standards set forth in the City of Bay City, Texas, Municipal Code of Ordinances. Specifically, Section 22-440 provides that a building is substandard if it is:

- (1) Dilapidated, substandard, or unfit for human habitation;
- (2) A hazard to the public health, safety and welfare;
- (3) Unoccupied by its owners, lessees, or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children; or
- (4) Boarded up, fenced, or otherwise secured in any manner if:
 - a. The building constitutes a danger to the public even though secured from entry; or
 - b. The means used to secure the building are inadequate to prevent unauthorized entry or use of the building.

The owner of a building that is determined to be substandard by the Building Official is entitled to a public hearing before the City of Bay City Planning Commission. Accordingly, notice is hereby given that a public hearing to consider the buildings situated on the below referenced properties will be held on the date, time and place set forth below to discuss the property listed below:

Date: Thursday, October 23, 2025

Time: 4:30 P.M.

Place: City of Bay City Council Chambers, 1901 5th St, Bay City, TX 77414, Matagorda County, TX

Property Address: 2412 NORVELL, BAY CITY, TX 77414
 Legal Description: PID 41023; NICHOLS & NORVELL BLK H (LESS W 100') BLK 22
 Property Owner: RAYMOND PENA JR
 Owner's Address: 2412 NORVELL, BAY CITY, TX 77414
 Condition: Unoccupied Building or structure that has more than 50% degradation of exterior wall and roof, inadequate to prevent unauthorized entry or use. Building has partially collapsed; unfit for human habitation and constitutes a public nuisance.

Property Address: 1400 AVE M, BAY CITY, TX 77414
 Legal Description: PID 25789; BCOTS BLK 182 LOT 7
 Property Owner: MEMON SHAKOOR C/O: JUNEK CONSULTING
 Owner's Address: 4102 HIGH MEADOWS CT., SUGARLAND, TX 77479
 Condition: Unoccupied building or structure, or any portion thereof, is manifestly unsanitary and unfit for human habitation, hazard to public health, safety and welfare for the purpose for which it would be used, inadequate to prevent unauthorized entry, place for vagrants, constitutes a public nuisance.

Property Address: 1306 AVE A, BAY CITY, TX 77414
 Legal Description: PID 40594; MOORES 1ST BLK 19 LOT 10
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 Owner's Address: 700 12TH ST, RM 216, BAY CITY, TX 77414
 Condition: Unoccupied Building or structure that has more than 50% degradation of exterior walls, inadequate to prevent unauthorized entry or use. Unfit for human habitation and constitutes a public nuisance.

Property Address: 2219 KATY, BAY CITY, TX 77414
 Legal Description: PID 41050; NICHOLS & NORVELL BLK 12 LOT 12
 Property Owner: ALTON W. RICHARDSON
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Property Address: 2908 9TH ST., BAY CITY, TX 77414
 Legal Description: PID 37855; FRY SD EXT, BLOCK 5, LOT 10 & W 10' LOT 9
 Property Owner: RODRIGUEZ, FELIX & MARIA
 Owner's Address: 3121 DUNBAR ST., BYA CITY, TX 77414
 Condition: Occupied Building or structure that has >30% degradation of exterior walls, inadequate to prevent against the elements. Interior and exterior require significant remediation (>30%). Unfit for habitation constitutes a public nuisance. Improper construction outside of scope of permit, and unpermitted work performed not to code.

THE PURPOSE OF THIS PUBLIC HEARING IS TO DETERMINE IF THE BUILDING(S) OR STRUCTURE(S) SITUATED ON THE PROPERTY REFERENCED ABOVE COMPLIES WITH THE STANDARDS SET FORTH IN THE CITY OF BAY CITY MUNICIPAL CODE OF ORDINANCES, CHAPTER 22, ARTICLE IX – SUBSTANDARD BUILDINGS.

IF THE BUILDING(S) OR STRUCTURE(S) SITUATED ON THE PROPERTY REFERENCED IS(ARE) FOUND BY THE PLANNING COMMISSION TO BE IN VIOLATION OF THE STANDARDS SET FORTH IN THE CODE OF ORDINANCES, THE PLANNING COMMISSION MAY ORDER THAT ANY OCCUPANTS OF THE BUILDING(S) OR STRUCTURE(S) BE RELOCATED AND TO VACATE, SECURE, REMOVE OR DEMOLISH THE BUILDING(S) OR STRUCTURE(S). IF ORDERED TO VACATE, SECURE, REMOVE OR DEMOLISH THE BUILDING(S) OR STRUCTURE(S) AND THE OWNER FAILS TO DO SO, THE CITY OF BAY CITY MAY PROCEED TO VACATE, SECURE, REMOVE OR DEMOLISH THE BUILDING AT ITS OWN EXPENSE AND ASSESS THE EXPENSE ON AND SECURE A LIEN AGAINST THE PROPERTY REFERENCED UNTIL SUCH TIME AS THE CITY IS REIMBURSED SUCH EXPENSE.

THIS PUBLIC HEARING IS THE OPPORTUNITY TO CONTEST THE DETERMINATION MADE BY THE BUILDING OFFICIAL. EACH OWNER, LIENHOLDER, OR MORTGAGEE WILL BE REQUIRED TO SUBMIT AT THE HEARING PROOF OF THE SCOPE OF ANY WORK THAT MAY BE REQUIRED TO COMPLY WITH THE ORDINANCE AND THE TIME IT WILL TAKE TO REASONABLY PERFORM THE WORK. IF THE OWNER, LIENHOLDER, OR MORTGAGEE IS NOT PRESENT AT THE PUBLIC HEARING, THE CITY OF BAY CITY MAY PROCEED TO TAKE ACTION TO RELOCATE OCCUPANTS, AND VACATE, SECURE, REMOVE, OR DEMOLISH THE BUILDING(S) OR STRUCTURE(S).

**Matagorda
County
Stephanie Wurtz
Matagorda County
Clerk**

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 5138
Receipt Number: 20250930000027
Recorded Date/Time: September 30, 2025 02:49 PM
User: Gloria C
Station: CC-CLERK-3
Number of Pages: 3

Record and Return To:

CSC
919 N 1000 West
Logan UT 84321



STATE OF TEXAS
COUNTY OF MATAGORDA

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Matagorda County, Texas.

Stephanie Wurtz
Matagorda County Clerk
Matagorda County, TX

Stephanie Wurtz



PLANNING COMMISSION CITY OF BAY CITY

Thursday, August 28, 2025 at 4:30 PM
COUNCIL CHAMBERS | 1901 5th Street

COUNCIL MEMBERS

Chairman: Jessica Russell

Vice-Chair: Joshua Fortenberry

Commissioners: Carolyn Barclay, Erik Frankson, Marion Garcia, Zeinab Ghais, Bruce Krauksopf

Vision Statement

We envision Bay City as a thriving, family-centered community where our citizens can live, work, worship, and play, while welcoming visitors to experience our beautiful environment and diverse culture.

MINUTES

CALL TO ORDER

The meeting was called to order by Chairman Jessica Russell at 4:32 p.m. A quorum was certified.

In attendance

Chairman Jessica Russell

Commissioner Erik Frankson

Commissioner Zeinab Ghais

Commissioner Bruce Krauksopf

Absent:

Commissioner Carolyn Barclay

Commissioner Marion Garcia

Vice-Chair Joshua Fortenberry

APPROVAL OF AGENDA

Motion made by Commissioner Frankson to approve the agenda. Seconded by Commissioner Krausopf. Voting Yea: Chairman Russell, Commissioner Frankson, Commissioner Guais, Commissioner Krauksopf. Motion carried.

APPROVAL OF MINUTES

1. Minutes of the Meeting of July 11, 2024.

Motion made by Commissioner Ghais to approve the meeting minutes of July 11, 2024. Seconded by Commissioner Krauksopf. Voting Yea: Chairman Russell, Commissioner Frankson, Commissioner Guais, Commissioner Krauksopf. Motion carried.

2. Minutes of the Meeting of August 7, 2025.

Motion made by Commissioner Ghais to approve the meeting minutes of August 7 2025. Seconded by Commissioner Krauksopf. Voting Yea: Chairman Russell, Commissioner Frankson, Commissioner Guais, Commissioner Krauksopf. Motion carried.

PUBLIC HEARINGS

3. Property ~ THE PURPOSE OF THIS PUBLIC HEARING IS TO DETERMINE IF THE BUILDING(S) OR STRUCTURE(S) SITUATED ON THE PROPERTY REFERENCED BELOW COMPLIES WITH THE STANDARDS SET FORTH IN THE CITY OF BAY CITY MUNICIPAL CODE OF ORDINANCES, CHAPTER 22, ARTICLE IX – SUBSTANDARD BUILDINGS.

Property Address: 1409 AVE C, BAY CITY, TX 77414
Legal Description: PID 24796; BCOTS BLOCK 43 LOT 3-4
Property Owner: ZERLENA CUNNIGAN C/O: VERNELL MCNEIL ESTATE
Owner's Address: 7126 ORVILLE ST, HOUSTON, TX 77028
Condition: Unoccupied Building or structure that has more than 50% degradation of exterior wall and roof, inadequate to prevent unauthorized entry or use. Building has partially collapsed due to fallen tree. Unfit for human habitation and constitutes a public nuisance.

Property Address: 1117 AVE J, BAY CITY, TX 77414
Legal Description: PID 37775: FOSTER J S/D BLOCK 1 LOT 2
Property Owner: CONTRERAS, FRANCISCO & ADELA
Owner's Address: 1703 GARDENER RD # 526, PENITAS, TX 78576
Condition: Unoccupied building or structure, or any portion thereof, is manifestly unsanitary and unfit for human habitation, hazard to the public health, safety and welfare for the purpose for which it would be used, inadequate to prevent unauthorized entry, place for vagrants, constitutes a public nuisance.

Property Address: 708 DUNCAN, BAY CITY, TX 77414
Legal Description: PID 40973; MORTON-CORBETT LOT PT OF 13A BLK 9
Property Owner: JOHNSON, EVERLEANA W ESTATE
Owner's Address: 1112 AUSTIN ST APT A IN REAR, BAY CITY, TX 77414
Condition: Unoccupied Building or structure that has more than 50% degradation of exterior walls, inadequate to prevent unauthorized entry or use. Unfit for human habitation and constitutes a public nuisance.

Property Address: 3020 1ST ST, BAY CITY, TX 77414
Legal Description: PID 19911; AB 0269, I & G N RR CO, ACRES .9917, 144X300), SN#2K530567F, MH LABEL# LOU0043830
Property Owner: WHEELER, JIMMY III
Owner's Address: 2617 1ST ST, BAY CITY, TX 77414
Condition: Unoccupied Building or structure that has more than 50% fire damage and degradation; manifestly unsanitary and unfit for human habitation, hazard to the public health, safety and welfare for the public; means to secure the building are inadequate to prevent unauthorized entry or use. Constitutes a public nuisance.

Property Address: 1005 AUSTIN, BAY CITY, TX 77414
Legal Description: PID 43638; PARK EXT, BLOCK 11, LOT 1-3, (PART #6)
Property Owner: PETERS, CARL W
Owner's Address: 2326 VIA CAMINO, CARMICHAEL, CA 95608
Condition: Unoccupied Building or structure that has more than 50% degradation of exterior walls, inadequate to prevent unauthorized entry or use. Unfit for habitation constitutes a public nuisance.

There were no public comments during the Public Hearing.

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL

4. Discuss, consider, and/or approve a variance to Chapter 22 set back requirements at Whitson Heights S/D, Block 2, Lot 11 (N-15') & Lot 12 & Lot 13 (S-10') (3416 Walnut Drive). Danielle Garcia

Krystal Mason, Assistant Public Works Director, presented the variance request adding that the home was built on a slab in 1972 and can not be moved. A variance is required at closing of the purchase of the home.

Motion made by Commissioner Ghais to approve a variance to Chapter 22 set back requirements at Whitson Heights S/D, Block 2, Lot 11 (N-15') & Lot 12 & Lot 13 (S-10') (3416 Walnut Drive). Seconded by Commissioner Frankson. Voting Yea: Chairman Russell, Commissioner Frankson, Commissioner Guais, Commissioner Krauksopf. Motion carried.

- 5. Discuss, consider, and/or take action to declare the building on the property located at 1409 Ave C, Bay City, TX 77414, and further described below, as a substandard building and whether to issue an order that the building be vacated, secured, repaired, removed, or demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances.** Leigh Brown, Code Compliance Officer

Property Address: 1409 AVE C, BAY CITY, TX 77414
Legal Description: PID 24796; BCOTS BLOCK 43 LOT 3-4
Property Owner: ZERLENA CUNNIGAN C/O: VERNELL MCNEIL ESTATE
Owner's Address: 7126 ORVILLE ST, HOUSTON, TX 77028
Condition: Unoccupied Building or structure that has more than 50% degradation of exterior wall and roof, inadequate to prevent unauthorized entry or use. Building has partially collapsed due to fallen tree. Unfit for human habitation and constitutes a public nuisance.

Leigh Brown, Code Compliance Officer, provided a presentation of photos and gave the steps the city has taken. Ms. Brown stated that the property meets the definition of Dangerous Structure per Section 111.1.5 of 2021 IPMC.

Motion made by Commissioner Ghais to declare the building on the property located at 1409 Ave C, Bay City, TX 77414, and further described below, as a substandard building and order that the building to be demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances. Seconded by Commissioner Krausopf. Voting Yea: Chairman Russell, Commissioner Frankson, Commissioner Guais, Commissioner Krauksopf. Motion carried.

- 6. Discuss, consider, and/or take action to declare the building on the property located at 1117 Ave J, Bay City, TX 77414, and further described below, as a substandard building and whether to issue an order that the building be vacated, secured, repaired, removed, or demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances.** Leigh Brown, Code Compliance Officer.

Property Address: 1117 AVE J, BAY CITY, TX 77414
Legal Description: PID 37775: FOSTER J S/D BLOCK 1 LOT 2
Property Owner: CONTRERAS, FRANCISCO & ADELA
Owner's Address: 1703 GARDENER RD # 526, PENITAS, TX 78576
Condition: Unoccupied building or structure, or any portion thereof, is manifestly unsanitary and unfit for human habitation, hazard to the public health, safety and welfare for the purpose for which it would be used, inadequate to prevent unauthorized entry, place for vagrants, constitutes a public nuisance.

Leigh Brown, Code Compliance Officer, provided a presentation of photos and gave the steps the city has taken. Ms. Brown stated that the property has greater than 50% degradation of the total structure; unsecured and is an attractive nuisance for vagrants..

Motion made by Commissioner Frankson to declare the building on the property located at 1117 Ave J,

Bay City, TX 77414, and further described below, as a substandard building and order that the building to be demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances. Seconded by Commissioner Krausopf. Voting Yea: Chairman Russell, Commissioner Frankson, Commissioner Guais, Commissioner Krauksopf. Motion carried.

- 7. Discuss, consider, and/or take action to declare the building on the property located at 708 Duncan, Bay City, TX 77414, and further described below, as a substandard building and whether to issue an order that the building be vacated, secured, repaired, removed, or demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances.** Kera Landry, Code Compliance Officer.

Property Address: 708 DUNCAN, BAY CITY, TX 77414
Legal Description: PID 40973; MORTON-CORBETT LOT PT OF 13A BLK 9
Property Owner: JOHNSON, EVERLEANA W ESTATE
Owner's Address: 1112 AUSTIN ST APT A IN REAR, BAY CITY, TX 77414
Condition: Unoccupied Building or structure that has more than 50% degradation of exterior walls, inadequate to prevent unauthorized entry or use. Unfit for human habitation and constitutes a public nuisance.

Kera Landry, Code Compliance Officer, provided a presentation of photos and gave the steps the city has taken. Ms. Landry stated that the property has greater than 50% degradation of the total structure; unsecured and is an attractive nuisance for vagrants..

Motion made by Commissioner Frankson to declare the building on the property located at 708 Duncan, Bay City, TX 77414, and further described below, as a substandard building and order that the building to be demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances. Seconded by Commissioner Ghais. Voting Yea: Chairman Russell, Commissioner Frankson, Commissioner Ghais, Commissioner Krauksopf. Motion carried.

- 8. Discuss, consider, and/or take action to declare the building on the property located at 3020 1st St, Bay City, TX 77414, and further described below, as a substandard building and whether to issue an order that the building be vacated, secured, repaired, removed, or demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances.** Kera Landry, Code Compliance Officer.

Property Address: 3020 1st ST, BAY CITY, TX 77414
Legal Description: PID 19911; AB 0269, I & G N RR CO, ACRES .9917, 144X300), SN#2K530567F, MH LABEL# LOU0043830
Property Owner: WHEELER, JIMMY III
Owner's Address: 2617 1ST ST, BAY CITY, TX 77414
Condition: Unoccupied Building or structure that has more than 50% fire damage and degradation; manifestly unsanitary and unfit for human habitation, hazard to the public health, safety and welfare for the public; means to secure the building are inadequate to prevent unauthorized entry or use. Constitutes a public nuisance.

Kera Landry, Code Compliance Officer, provided a presentation of photos and gave the steps the city has taken. Ms. Landry stated that the mobile home caught fire in December 2024 and has significant exterior and interior damage. Property has greater than 50% of the total structure is damaged due to the fire; structural integrity compromised; interior/exterior walls have significant fire damage; flooring system damaged; electrical system unsafe and non-functional.

Motion made by Commissioner Ghais to declare the building on the property located at 3020 1st Street,

Bay City, TX 77414, and further described below, as a substandard building and order that the building to be demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances. Seconded by Commissioner Krausopf. Voting Yea: Chairman Russell, Commissioner Frankson, Commissioner Ghais, Commissioner Krauksopf. Motion carried.

9. **Discuss, consider, and/or take action to declare the building on the property located at 1005 Austin, Bay City, TX 77414, and further described below, as a substandard building and whether to issue an order that the building be vacated, secured, repaired, removed, or demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances.** Kera Landry, Code Compliance Officer.

Property Address:	1005 AUSTIN, BAY CITY, TX 77414
Legal Description:	PID 43638; PARK EXT, BLOCK 11, LOT 1-3, (PART #6)
Property Owner:	PETERS, CARL W
Owner's Address:	2326 VIA CAMINO, CARMICHAEL, CA 95608
Condition:	Unoccupied Building or structure that has more than 50% degradation of exterior walls, inadequate to prevent unauthorized entry or use. Unfit for habitation constitutes a public nuisance.

Kera Landry, Code Compliance Officer, provided a presentation of photos and gave the steps the city has taken. Ms. Landry stated that the abandoned property has been hidden by overgrown trees and vines. Neighbors state that vagrants frequent the property. The property has greater than 50% degradation of the total structure; structure is set back off the road and covered with vegetation; unsecured and is an attractive nuisance for vagrants..

Motion made by Commissioner Ghais to declare the building on the property located at 1005 Austin, Bay City, TX 77414, and further described below, as a substandard building and order that the building to be demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances. Seconded by Commissioner Krausopf. Voting Yea: Chairman Russell, Commissioner Frankson, Commissioner Guais, Commissioner Krauksopf. Motion carried.

ITEMS/COMMENTS FROM BOARD MEMBERS

Commissioners agreed to meet on September 18, 2025 at 4:30 p.m.

PUBLIC COMMENTS

ADJOURNMENT

Meeting adjourned at 5:05 p.m.

PASSED AND APPROVED, this ____ day of _____.

ROBERT K. NELSON, MAYOR
CITY OF BAY CITY, TEXAS

JEANNA THOMPSON
CITY SECRETARY



PLANNING COMMISSION PLANNING COMMISSION CITY OF BAY CITY

Thursday, September 18, 2025 at 4:30 PM
COUNCIL CHAMBERS | 1901 5th Street

COUNCIL MEMBERS

Chairman: Jessica Russell

Vice-Chair: Joshua Fortenberry

Commissioners: Carolyn Barclay, Erik Frankson, Marion Garcia, Zeinab Ghais, Bruce Krauksopf

Vision Statement

We envision Bay City as a thriving, family-centered community where our citizens can live, work, worship, and play, while welcoming visitors to experience our beautiful environment and diverse culture.

MINUTES

CALL TO ORDER

The meeting was called to order by the Board Chair, Jessica Russell at 5:00 p.m . A Quorum was present.

PRESENT

Chairperson Jessica Russell
Commissioner Erik Frankson
Commissioner Zeinab Ghais
Commissioner Bruce Krauksopf

ABSENT

Commissioner Marion Garcia
Commissioner Carolyn Barclay
Commissioner Joshua Fortenberry

APPROVAL OF AGENDA

Motion made by Commissioner Frankson to approve the agenda, Seconded by Commissioner Krauksopf. Voting Yea: Chairman Russell, Commissioner Frankson, Commissioner Ghais, and Commissioner Krauksopf. Motion carried.

PUBLIC HEARINGS

Board Chair Russell read the Public Hearing descriptions. Teresa Dean, representing property on 2416 Avenue G, stated that the house is owned by her nephew and that she has retained a contracted to start work in a month. Ms. Dean added that she has an office in the back that she uses and does not want to have to vacate.

The Public Hearing closed at 4:58

- 1. THE PURPOSE OF THIS PUBLIC HEARING IS TO DETERMINE IF THE BUILDING(S) OR STRUCTURE(S) SITUATED ON THE PROPERTY REFERENCED BELOW COMPLIES WITH THE STANDARDS SET FORTH IN THE CITY OF BAY CITY MUNICIPAL CODE OF ORDINANCES, CHAPTER 22, ARTICLE IX – SUBSTANDARD BUILDINGS.**

Property Address: 2919 NANCY, BAY CITY, TX 77414
Legal Description: PID 43560; PARK EXT BLOCK 5 LOT 2

Property Owner: MAGDA NAVARRETE
 Owner's Address: 2603 HORN ROAD, BAY CITY, TX 77414
 Condition: Unoccupied Building or structure that has more than 50% degradation of exterior wall and roof, inadequate to prevent unauthorized entry or use. Unfit for human habitation and constitutes a public nuisance.

Property Address: 2617 AVE H, BAY CITY, TX 77414
 Legal Description: PID 25352; BAY CITY ORIGINAL TOWNSITE BLOCK 114 LOT 1, 33.33% UND INT
 Property Owner: HECTOR MEDRANO
 Owner's Address: 2000 AUSTIN, BAY CITY, TX 77414
 Condition: Unoccupied building or structure, or any portion thereof, is manifestly unsanitary and unfit for human habitation, hazard to the public health, safety and welfare for the purpose for which it would be used, inadequate to prevent unauthorized entry, place for vagrants, constitutes a public nuisance.

Property Address: 1308 6TH, BAY CITY, TX 77414
 Legal Description: PID 84729; BAY CITY ORIGINAL TOWNSITE BLOCK 34 LOT 9 (W-15') & LOT 10
 Property Owner: GARY & JUSTY MEYERS ESTATE
 Owner's Address: 1308 6TH ST, BAY CITY, TX 77414
 Condition: Unoccupied Building or structure that has more than 50% degradation of exterior walls, inadequate to prevent unauthorized entry or use. Unfit for human habitation and constitutes a public nuisance.

Property Address: 2416 AVE G, BAY CITY, TX 77414
 Legal Description: PID 25158; BCOTS, BLOCK 88 LOT 21-24 (E90') & 19-20 (E 103') & SE 10'X103' LOT 18
 Property Owner: DEAN BERRY L
 Owner's Address: 3129 AVE G, BAY CITY, TX 77414
 Condition: Unoccupied Building or structure that has more than 50% structural damage, partial collapse and degradation to the front of the building; holes in exterior walls through to interior; manifestly unsanitary and unfit for human habitation, hazard to the public health, safety and welfare for the public; means to secure the building are inadequate to prevent unauthorized entry or use. Constitutes a public nuisance. (HISTORICAL DISTRICT)

Property Address: 3310 MOORE, BAY CITY, TX 77414
 Legal Description: PID 40910; MORTON CORBETT LOT 16 S/2 OF 17 BLOCK 7
 Property Owner: KING LEWIS D JR (DECEASED)
 Owner's Address: 3815 7TH ST, PORT ARTHUR, T 77642-3138
 Condition: Unoccupied building or structure, or any portion thereof, is manifestly unsanitary and unfit for human habitation, hazard to the public health, safety and welfare for the purpose for which it would be used, inadequate to prevent unauthorized entry, place for vagrants, constitutes a public nuisance.

Property Address: 1117 AVE D, BAY CITY, TX 77414
 Legal Description: PID 40475; MOORES 1ST BLOCK 9 LOT 2
 Property Owner: FLYE ROBERT
 Owner's Address: 2759 MEADOW DAWN LN, DALLAS, TX 77642-3138
 Condition: Unoccupied building or structure, or any portion thereof, is manifestly unsanitary and unfit for human habitation, hazard to the public health, safety and welfare for the purpose for which it would be used, inadequate to prevent unauthorized entry, place for vagrants, constitutes a public nuisance.

APPROVAL OF MINUTES

2. Minutes of the Meeting of August 28, 2025.

Motion made by Commissioner Krauksopf to approve the minutes of August 28, 2025. Seconded by Commissioner Ghais. Voting Yea: Chairman Russell, Commissioner Frankson, Commissioner Ghais, and Commissioner Krauksopf. Motion carried.

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL

3. Review, discuss, and/or approve a plat of Bucks Lane Subdivision, being a 110.46 acre tract of land in the I & G N RR Co Survey, Block 2, Abstract No 274, which is

located at County Road No 208 & FM 475 in the City of Bay City Extra Territorial Jurisdiction (ETJ). Krystal Mason, Assistant Public Works Director

Krystal Mason presented the plat, stating that the property was in the City ETJ and the plat is of 22 lots, 5 acres each. Ms. Mason added that the drainage district has approved the plat.

Motion made by Commissioner Frankson to approve the plat of Bucks Lane Subdivision, Seconded by Commissioner Ghais. Voting Yea: Chairman Russell, Commissioner Frankson, Commissioner Ghais, and Commissioner Krauksopf. Motion carried.

7. **Discuss, consider, and/or take action to declare the building on the property located at 2416 Ave G, Bay City, TX 77414, and further described below, as a substandard building and whether to issue an order that the building be vacated, secured, repaired, removed, or demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances.**

Property Address: 2416 AVE G, BAY CITY, TX 77414
Legal Description: PID 25158; BCOTS, BLOCK 88 LOT 21-24 (E90') & 19-20 (E 103') & SE 10'X103' LOT 18
Property Owner: DEAN BERRY L
Owner's Address: 3129 AVE G, BAY CITY, TX 77414
Condition: Unoccupied Building or structure that has more than 50% structural damage, partial collapse and degradation to the front of the building; holes in exterior walls through to interior; manifestly unsanitary and unfit for human habitation, hazard to the public health, safety and welfare for the public; means to secure the building are inadequate to prevent unauthorized entry or use. Constitutes a public nuisance. (HISTORICAL DISTRICT)

Item moved to after item 3.

Krystal Mason, Assistant Public Works Director, presented the findings to declare the building substandard, adding that Code Enforce initiated contact a year ago
Commissioner Ghais motioned an order to repair to be complete within 89 days to comply, a 30 day update and copy of the contractors contract. Second by Commissioner Krauksopf. Voting Yea: Chairman Russell, Commissioner Frankson, Commissioner Ghais, and Commissioner Krauksopf. Motion carried.

4. **Discuss, consider, and/or take action to declare the building on the property located at 2919 Nancy, Bay City, TX 77414, and further described below, as a substandard building and whether to issue an order that the building be vacated, secured, repaired, removed, or demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances.**

Property Address: 2919 NANCY, BAY CITY, TX 77414
Legal Description: PID 43560; PARK EXT BLOCK 5 LOT 2
Property Owner: MAGDA NAVARRETE
Owner's Address: 2603 HORN ROAD, BAY CITY, TX 77414
Condition: Unoccupied Building or structure that has more than 50% degradation of exterior wall and roof, inadequate to prevent unauthorized entry or use. Unfit for human habitation and constitutes a public nuisance.

Motion made by Commissioner Ghais to declare the building on the property located at 2919 Nancy, Bay City, TX 77414, and further described below, as a substandard building and order that the building to be demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances. Seconded by Commissioner Frankson. Voting Yea: Chairman Russell, Commissioner Frankson, Commissioner Ghais, and Commissioner Krauksopf. Motion carried.

5. **Discuss, consider, and/or take action to declare the building on the property located at 2617 Ave H, Bay City, TX 77414, and further described below, as a substandard building and whether to issue an order that the building be vacated, secured, repaired, removed, or demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances.**

Property Address: 2617 AVE H, BAY CITY, TX 77414
Legal Description: PID 25352; BAY CITY ORIGINAL TOWNSITE BLOCK 114 LOT 1, 33.33% UND INT
Property Owner: HECTOR MEDRANO
Owner's Address: 2000 AUSTIN, BAY CITY, TX 77414
Condition: Unoccupied building or structure, or any portion thereof, is manifestly unsanitary and unfit for human habitation, hazard to the public health, safety and welfare for the purpose for which it would be used, inadequate to prevent unauthorized entry, place for vagrants, constitutes a public nuisance.

Motion made by Commissioner Krauksopf to declare the building on the property located at 2617 Ave H, Bay City, TX 77414, and further described below, as a substandard building and order that the building to be demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances. Seconded by Commissioner Ghais. Voting Yea: Chairman Russell, Commissioner Frankson, Commissioner Ghais, and Commissioner Krauksopf. Motion carried.

6. **Discuss, consider, and/or take action to declare the building on the property located at 1308 6th, Bay City, TX 77414, and further described below, as a substandard building and whether to issue an order that the building be vacated, secured, repaired, removed, or demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances.**

Property Address: 1308 6TH, BAY CITY, TX 77414
Legal Description: PID 84729; BAY CITY ORIGINAL TOWNSITE BLOCK 34 LOT 9 (W-15') & LOT 10
Property Owner: GARY & JUSTY MEYERS ESTATE
Owner's Address: 1308 6TH ST, BAY CITY, TX 77414
Condition: Unoccupied Building or structure that has more than 50% degradation of exterior walls, inadequate to prevent unauthorized entry or use. Unfit for human habitation and constitutes a public nuisance.

Motion made by Commissioner Frankson to declare the building on the property located at 1308 6th, Bay City, TX 77414, and further described below, as a substandard building and order that the building to be demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances. Seconded by Commissioner Ghais. Voting Yea: Chairman Russell, Commissioner Frankson, Commissioner Ghais, and Commissioner Krauksopf. Motion carried.

8. **Discuss, consider, and/or take action to declare the building on the property located at 3310 Moore, Bay City, TX 77414, and further described below, as a substandard building and whether to issue an order that the building be vacated, secured, repaired, removed, or demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances.**

Property Address: 3310 MOORE, BAY CITY, TX 77414
Legal Description: PID 40910; MORTON CORBETT LOT 16 S/2 OF 17 BLOCK 7
Property Owner: KING LEWIS D JR (DECEASED)
Owner's Address: 3815 7TH ST, PORT ARTHUR, T 77642-3138
Condition: Unoccupied building or structure, or any portion thereof, is manifestly unsanitary and unfit for human habitation, hazard to the public health, safety and welfare for the purpose for which it would be used, inadequate to prevent unauthorized entry, place for vagrants, constitutes a public nuisance.

Motion made by Commissioner Ghais to declare the building on the property located at 3310 Moore, Bay City, TX 77414, and further described below, as a substandard building and order that the building to be demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances. Seconded by Commissioner Frankson. Voting Yea: Chairman Russell, Commissioner Frankson, Commissioner Ghais, and Commissioner Krauksopf. Motion carried.

9. **Discuss, consider, and/or take action to declare the building on the property located at 1117 Ave D, Bay City, TX 77414, and further described below, as a substandard building and whether to issue an order that the building be vacated, secured, repaired, removed, or demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances.**

Property Address: 1117 AVE D, BAY CITY, TX 77414
Legal Description: PID 40475; MOORES 1ST BLOCK 9 LOT 2
Property Owner: FLYE ROBERT
Owner's Address: 2759 MEADOW DAWN LN, DALLAS, TX 77642-3138
Condition: Unoccupied building or structure, or any portion thereof, is manifestly unsanitary and unfit for human habitation, hazard to the public health, safety and welfare for the purpose for which it would be used, inadequate to prevent unauthorized entry, place for vagrants, constitutes a public nuisance.

Motion made by Commissioner Frankson to declare the building on the property located at 1117 Ave D, Bay City, TX 77414, and further described below, as a substandard building and order that the building to be demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances. Seconded by Commissioner Krauksopf. Voting Yea: Chairman Russell, Commissioner Frankson, Commissioner Ghais, and Commissioner Krauksopf. Motion carried.

ITEMS/COMMENTS FROM BOARD MEMBERS

Commissioner Ghais asked about property with outstanding taxes and Krystal Mason stated that those are tax liens and they are looking into foreclosure process in the future.

Next meeting will be held October 23, 2025

PUBLIC COMMENTS

There were no public comments.

ADJOURNMENT

Meeting adjourned at 5:30 p.m.

PASSED AND APPROVED, this ____ day of _____.

JESSICA RUSSELL, BOARD CHAIR

JEANNA THOMPSON, CITY SECRETARY

CITY OF BAY CITY



PLANNING COMMISSION

October 23, 2025

Municipal Code of Ordinance
Chapter 22, Article IX
Substandard Structures
Public Hearing



What is a Substandard Structure?

Definition: Any building which does not meet the established minimum standards for continued use and occupancy.

In March 2025, City Council adopted revisions to Chapter 22, Article IX Substandard Structures, which establishes the minimum standards for use and occupancy

“Minimum Standards for Use and Occupancy”

- Hazardous plumbing, electrical or mechanical systems
- Structures not wired in conformity to the code
- Buildings and structures not constructed in conformity with the building code
- Inadequate sanitation
- Structural hazards
- Improperly maintained roofs
- Faulty weather protection
- Inadequate exits

2021 International Property Maintenance Code also defines minimum standards

- 111.1.1 Unsafe Structures
- 111.1.3 Structure unfit for human occupancy
- 111.1.5 Dangerous structure or premises

Why Enforce Regulations Regarding Substandard Structures?



HEALTH &
SAFETY



QUALITY OF
LIFE



COMMUNITY
DEVELOPMENT

What is the Process?

Planning Commission Responsibilities

- Conduct the Public Hearing
- Review the report and information on each structure provided by the Code Compliance Officers
- Apply the “Minimum Standards for Use and Occupancy” and International Property Maintenance Code to determine if the structure meets the Substandard Structure definition
- Determine if building should be vacated, repaired, secured, demolished:
 - Is the structure hazardous to the health, safety or general welfare of its occupants or public?
 - *Shall be ordered vacated and secured*
 - Are the necessary repairs less than 50% of the value ?
 - *Shall be ordered repaired or remedied*
 - Are the necessary repairs 50% or more of its value or is the damage/deterioration to 50% or more of the structure?
 - *Shall be demolished or removed*
- Issue the order based on the determination
- Issue compliance timeline

What is the Process?

Compliance Time Schedule

Within 30 Days

- Secure the building from unauthorized entry
- Repair, remove or demolish the building, unless owner establishes at the hearing that the work required cannot reasonably be performed within 30 calendar days

More than 30 days

- Establish specific time schedules for the commencement and performance of the work
- Require the owner to secure the property in a reasonable manner from unauthorized entry while work is being performed

May extend timeline over 90 days only if at the hearing the owner:

- Submits detailed plan and time schedule; AND
- Establishes that the work cannot reasonably be completed due to the scope and complexity of the work

If allowed more than 90 days

- Require the owner to regularly submit progress reports to the Building Official

1400 Ave M

Address: 1400 Ave M, Bay City, TX 77414

Legal Property Description: BCOTS BLOCK 182 LOT 7

Occupancy: Unoccupied

MCAD Appraised Value: \$38,210

Is more than 50% of structure damaged or dilapidated: Yes

Code Compliance Statement of Property Conditions:

Meets the definition of Dangerous Structure per Section 111.1.5 of 2021 IPMC.

Significant exterior damage; interior inspection not performed due to hazardous conditions; inadequate measures to prevent unauthorized entry. Exterior deconstruction performed without permit, Stop Work Order issued 05/24/2024; no remediation performed since.



Property Details	
Account	
Property ID:	25789
Type:	R
Property Use:	
Location	
Situs Address:	1400 AVE M BAY CITY, TX 77414

Property Values	
Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$38,210 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$17,000 (+)
Agricultural Market Valuation:	\$0 (+)

1400 Ave M

Date of Original Construction: 1950

PAYOFF STATEMENT FOR LIEN(S) AGAINST PROPERTY:

Date of Statement: September 24, 2025

Abatement Performed: None

Total Due to City prior to Lien Release: \$ 0.00

STATEMENT OF OUTSTANDING TAX LIABILITY:

Last Year Current: 2024

No Arrears

Total Outstanding Taxes Due: \$0.00



Holes in exterior wall through to interior of the structure in multiple areas.

>50% Degradation of the total structure; including building service components.

1400 Ave M



Access to primary entrance is secured; due to proximity to school, is an attractive nuisance to children and vagrants. Fire hazard, with visible hole from exterior through to interior. Damaged or missing protective treatment (siding or paint).

1400 Ave M

Exposure to Elements: Increased Decay and Damage

This unoccupied buildings exterior damage continues to expose it to harsh weather conditions. Which accelerates its deterioration. Without proper protection, further damage will occur over time, potentially causing even more severe damage. Exposure to the rain, wind and other elements worsen the condition of the building and makes it increasingly unsafe. The decaying structure presents a direct danger to children or anyone who may venture onto the property, increasing the potential for accidents. Immediate action is necessary to prevent additional deterioration and avoid further risks to public safety.

Security Concerns: Inadequate Measures to Prevent Unauthorized Entry

This property is unoccupied, and its security measures are insufficient to prevent unauthorized entry, which poses significant security risks and increases the chance of vandalism, illegal activity, or harm. This situation also invites vagrants or trespassers into the building, further heightening the danger. Children and other vulnerable individuals may be drawn to enter the abandoned building, putting them at risk of injury or worse. The lack of security measures creates a direct threat to public safety and should be addressed immediately.

Immediate Action Required: Unsafe and Uninhabitable

This property does not have any fencing or barriers, and the building no longer meets standards for safety and should be demolished to prevent further risk to the community. The buildings declining condition, with compromised essential elements and unsecured openings, poses an ongoing threat to public health and safety. It no longer serves a lawful or safe purpose and should be condemned in accordance with local and state safety regulations.

1306 Ave A

Date of Original Construction: 1990

Address: 1306 Ave A, Bay City, TX 77414
Legal Property Description: Moores 1ST Block 19 Lot 10
Occupancy: Unoccupied
MCAD Appraised Value: \$28,910
Is more than 50% of structure damaged or dilapidated: Yes



Code Compliance Statement of Property Conditions:

Significant exterior damage; missing windows; interior electrical wire exposed; no water closet; inadequate measures to prevent unauthorized entry.

Property Details		
Account		
Property ID:	40594	Geographic ID: 3081-0190-001000
Type:	R	Zoning: 3
Property Use:		Condo:
Location		
Situs Address:	1306 AVE A BAY CITY, TX 77414	

Property Values	
Improvement Homesite Value:	\$28,910 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$17,000 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)

1306 Ave A

PAYOFF STATEMENT FOR LIEN(S) AGAINST PROPERTY:

Date of Statement: September 24, 2025

Abatement Performed: Mowing

Total Due to City prior to Lien Release: \$2,864.27

STATEMENT OF OUTSTANDING TAX LIABILITY:

Last Year Current: 2014

Arrears: 2015-Present

Total Outstanding Taxes Due: \$18,079.15



1306 Ave A

Unoccupied Building: Missing Windows and Exterior Walls, No Electricity and No Water

This unoccupied building has suffered extensive damage. The walls and windows are either damaged or completely missing, leaving the building vulnerable to further deterioration and unsafe. Exposed to the rain, wind and extreme temperatures, the damage will accelerate, further jeopardizing the safety of anyone who may come near the building. This structure is uninhabitable and unsuitable for use and poses a direct threat to the public, making it essential to address the damage immediately and prevent any ongoing risks to the surrounding community.

Public Nuisance: Inadequate Security

The building no longer meets the minimum standards for safety standards and the security measures are entirely inadequate. This exposes the building to anyone who may wish to enter, including children, vagrants, and other unauthorized individuals. The lack of proper barriers or boarding makes it an easy target for trespassers, increasing the risk of vandalism, illegal activity, and potential harm to both the occupants (if any) and the surrounding community. The missing walls, combined with the broken or absence of windows, leaves the property exposed to significant safety concerns, including the potential for fire hazards and dangerous environmental conditions.

Immediate Action Required: Public Safety and Welfare at Risk

The current condition of the building presents an ongoing risk to public safety and welfare. With missing exterior walls, broken or missing windows, the structure is an open invitation for danger. Unauthorized individuals can easily enter the building, posing a risk not only to themselves but also to the surrounding community. The lack of secure barriers and the dilapidated state of the property make it a prime location for illegal activity and potential injury. Immediate action is needed to secure the property and prevent further damage or accidents from occurring.

2908 9TH

Address: 2908 9TH St, Bay City, TX 77414

Legal Property Description: Fry SD EXT B5 Lot 10 & W 10' Lot 9

Occupancy: Occupied

MCAD Appraised Value: \$79,760

Is more than 50% of structure damaged or dilapidated: Yes

Code Compliance Statement of Property Conditions:

Significant exterior and interior damage. Owner expressed interest in remediation; however, not adhering to agreed upon steps necessary to remediate. Work done without or outside of the scope of permitted work. Improper construction must be brought to code.



NO OUTSTANDING TAX LIABILITY.

Property Details

Account

Property ID:	37855	Geographic ID: 2361-0050-001000
Type:	R	Zoning: 3
Property Use:		Condo:

Location

Situs Address: 2908 9TH ST BAY CITY, TX 77414

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$79,760 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$20,340 (+)
Agricultural Market Valuation:	\$0 (+)

2908 9TH

Exposure to Elements: Increased Decay and Damage

This unoccupied buildings exterior damage continues to expose it to harsh weather conditions. Which accelerates its deterioration. Without proper protection, further damage will occur over time, potentially causing even more severe damage. Exposure to the rain, wind and other elements worsen the condition of the building and makes it increasingly unsafe. The decaying structure presents a direct danger to children or anyone who may venture onto the property, increasing the potential for accidents. Immediate action is necessary to prevent additional deterioration and avoid further risks to public safety.

Safety Concerns: Inadequate Measures to Remediate Dilapidated Structure

This property is occupied, a single-family residence converted in the 1990s (no building records exist), into a duplex. The front residence was inspected interiorly and exteriorly to identify health and safety hazards within the property and premises. Multiple code violations identified, Notice was issued for repair on July 14, 2025. Access to rear residence unavailable.

Immediate Action Required: Unsafe Structure

This property previously had unpermitted work performed for minor repairs to water heater elements. Interior has evidence of structural fatigue, affecting the walls, ceiling and subfloor. Inspection by licensed Residential Inspector was required prior to work commencing. No inspection was carried out, work on exterior performed outside of scope of permit and no interior repairs were made. Inspection and scope of work to be provided by the General Contractor, prior to permits issued for rework and remediation of interior.

2412 Norvell

Address: 2412 Norvell, Bay City, TX 77414

Legal Property Description: Nichols & Norvell Blk H (less w100')
blk 22

Occupancy: Unoccupied

MCAD Appraised Value: \$15,240

Is more than 50% of structure damaged or dilapidated: Yes

Code Compliance Statement of Property Conditions:

Meets the definition of Dangerous Structure per Section 111.1.5 of 2021 IPMC.

Significant exterior damage; interior inspection not performed due to partial collapse; inadequate measures to prevent unauthorized entry; abandoned. No living heirs or beneficiaries.



Property Details	
Account	
Property ID:	41023
Type:	R
Property Use:	
Location	
Situs Address:	2412 NORVELL BAY CITY, TX 77414

Property Values	
Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$15,240 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$25,190 (+)
Agricultural Market Valuation:	\$0 (+)

2412 Norvell

PAYOFF STATEMENT FOR LIEN(S) AGAINST PROPERTY:

Date of Statement: August 13, 2025

Abatement Performed: Mowing

Total Due to City prior to Lien Release: \$5,358.09

STATEMENT OF OUTSTANDING TAX LIABILITY:

Last Year Current: 2011

Arrears: 2012-Current

Total Outstanding Taxes Due: \$3,175.88



Date of Original Construction: 1950



2412 Norvell

Exposure to Elements: Increased Decay and Damage

This unoccupied buildings exterior damage continues to expose it to harsh weather conditions. Which accelerates its deterioration. Without proper protection, further damage will occur over time, potentially causing even more severe damage. Exposure to the rain, wind and other elements worsen the condition of the building and makes it increasingly unsafe. The decaying structure presents a direct danger to children or anyone who may venture onto the property, increasing the potential for accidents. Immediate action is necessary to prevent additional deterioration and avoid further risks to public safety.

Security Concerns: Inadequate Measures to Prevent Unauthorized Entry

This property is unoccupied, and its security measures are insufficient to prevent unauthorized entry, which poses significant security risks and increases the chance of vandalism, illegal activity, or harm. This situation also invites vagrants or trespassers into the building, further heightening the danger. Children and other vulnerable individuals may be drawn to enter the abandoned building, putting them at risk of injury or worse. The lack of security measures creates a direct threat to public safety and should be addressed immediately.

Immediate Action Required: Unsafe and Uninhabitable

This property does not have any fencing or barriers, and the building no longer meets standards for safety and should be demolished to prevent further risk to the community. The buildings declining condition, with compromised essential elements and unsecured openings, poses an ongoing threat to public health and safety. It no longer serves a lawful or safe purpose and should be condemned in accordance with local and state safety regulations.

2219 Katy

Address: 2219 Katy, Bay City, TX 77414

Legal Property Description: Nichols & Norvell Block 12 Lot 12

Occupancy: Unoccupied

MCAD Appraised Value: \$56,170

Is more than 50% of structure damaged or dilapidated: Yes

Code Compliance Statement of Property Conditions:

Abandoned, frequently unsecure while being on the same block as a school. Structure is deteriorating and lawn is unkept. Significant fire damage; broken windows; rotting wood: chipped paint. Interior full of debris and rubbish; inadequate measures to prevent unauthorized entry.



Total Outstanding Taxes

Due: \$0.00

Total Outstanding Liens

Due: \$0.00

Property Details		
Account		
Property ID:	41050	Geographic ID: 3141-0120-001200
Type:	R	Zoning: 3
Property Use:		Condo:
Location		
Situs Address:	2219 KATY AVE BAY CITY, TX 77414	

Property Values	
Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$56,170 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$17,000 (+)
Agricultural Market Valuation:	\$0 (+)

2219 Katy



>50% Degradation of the total structure; unsecured and is an attractive nuisance for vagrants. Holes in exterior walls in multiple areas. Windows are missing or broken. Roofing components are failing and detached from structure, and porch is unstable. Damage is the result of a fire earlier this year, 2025.

2219 Katy

Exposure to Elements: Increased Decay and Damage

This unoccupied buildings exterior damage continues to expose it to harsh weather conditions. Which accelerates its deterioration. Without proper protection, further damage will occur over time, potentially causing even more severe damage. Exposure to the rain, wind and other elements worsen the condition of the building and makes it increasingly unsafe. The decaying structure presents a direct danger to children or anyone who may venture onto the property, increasing the potential for accidents. Immediate action is necessary to prevent additional deterioration and avoid further risks to public safety.

Security Concerns: Inadequate Measures to Prevent Unauthorized Entry

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Immediate Action Required: Unsafe and Uninhabitable

This property does not have any fencing or barriers, and the building no longer meets standards for safety and should be demolished to prevent further risk to the community. The buildings declining condition, with compromised essential elements and unsecured openings, poses an ongoing threat to public health and safety. It no longer serves a lawful or safe purpose and should be condemned in accordance with local and state safety regulations.



Building Official will mail a copy of the order the next business day.



A Substandard Building placard will be posted at a conspicuous location on the building.



No later than 10 calendar days after the order is issued, a copy of the order will be filed with the City Secretary and published in the newspaper.



Code Compliance Officers will monitor the compliance deadlines.



If the owner fails to comply with the Issued Order, the City may step in and make necessary repairs or demolish and place a lien on the property.

What Happens After the Order is Issued?



CITY OF BAY CITY

Planning & Development Services Division

1217 Avenue J, Bay City, Texas, 77414
(979) 323-1173



Krystal Mason
Assistant Director of Public Works
kmason@cityofbaycity.org
979-323-1659

Code Compliance Team:

Sheryl Smith, ssmith@cityofbaycity.org
Leigh Brown, lbrown@cityofbaycity.org
Kera Landry, klandry@cityofbaycity.org
Mario Garza, mgarza@cityofbaycity.org